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Federal Construction Contract Award

By Mean Bid



Federal Construction Contract Award

By Mean Bid

George Edwyn Taylor, II

Departmental Report

Presented to the Faculty of  
Construction Engineering and Project Management  
College of Civil Engineering  
The University of Texas at Austin  
in Partial Fulfillment  
of the Requirements  
for the Degree of  
Master of Science Civil Engineering

August 1992

T260629





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## Chapter 1

### Statement of Intent and Findings

The intent of this research is to document the feasibility of awarding federal construction contracts based on mean bid as an alternative to low bid. In this case, mean bid award is derived by summing the values of all bids received for an advertised federal construction contract and determining the average value. This value is the benchmark by which all bids are compared--the contractor who bids closest to this benchmark is awarded the contract.

Using data from 55 Navy construction contracts collected from two Navy Engineering Field Divisions and one Navy Resident Officer in Charge of Construction office, a comparison of final contract price to the average of all bids received will be made. The premise for comparison is that mean bid award would ensure that a "sincere" bidder receives the contract, thus reducing the number of costly changes and improving project quality.

Three methods were used in this study to determine the mean bid for each of the 55 contracts: (1) straight average of all bids received, (2) average of all bids received excluding the high and low bids, and (3) average of all bids received that fall within a range of 70% to 130% of the Government estimate.

Each contract was reviewed independently to determine



the actual award amount. Modifications other than customer requested changes were added to the award amount to determine the final price of the project. This final price was then compared to the mean bid.

Using this comparison as the criteria of feasibility, federal construction contract award by mean bid is not supported within the specific context of this research because the majority of the contracts had final prices lower than the value of the average bid. However, as the Navy and the construction industry embrace the Total Quality Management philosophy, an alternate means of contract award such as mean bid should not be ruled out. Reasons for this conclusion will be developed in later chapters of this report.



## Chapter 2

### Introduction

Although not the norm, it is not uncommon in federal construction contracting to encounter a bid for a project that may be considered to be "insincere." An insincere bid may be defined as a very low bid offered for the purpose of obtaining the contract and seeking profit through excessive changes. If such a bidder is responsive and responsible, the Government is obligated to award the contract and then face the consequences of such an award.

Consider the following scenario: a contractor offers a bid on a Navy contract to rehab a Marine Corps Reserve Center that is remotely located from the Navy officer charged with administering the contract. The bid is lower than anticipated, but because the contractor has been found to be responsive and responsible and does not acknowledge any mistakes in the bid, the contract is awarded. Because the construction site is so remotely located, routine daily inspections by the Navy are not feasible and communications with the contractor are routinely only by telephone or letter. As the project progresses, the contractor initiates an excessive number of changes to the contract. The changes are priced extremely high in comparison to the initial bid for the project. Negotiations stall out and the Navy is forced to seek other means of accomplishing the work or to





accept changes that are priced dramatically higher than anticipated. The end result is a project that is completed late, at a price that is much higher than predicted, and lacks the desired quality.

Such a scenario might justify an alternative type of contract award. If the contract were awarded to a contractor who bid closest to the mean or average of the bids received for that contract, this type of inflammatory situation might be avoided. The rationale is that the contractor who bid closest to the mean of all bids received, bid the contract "sincerely" or accurately rather than as low as possible simply to obtain the contract. Such a contract may avoid the excessive changes that an insincere bidder would invoke as a means of obtaining some profit or costs that were not initially bid, and may further avoid the resulting degradation of the relationship between the owner and the contractor.

Other countries around the world have used this alternative form of contract award. A Presidential decree in the Philippines created a system where all bids are added to the client's estimate and then averaged. Any bidder whose price is less than 70% of the figure derived from this calculation is rejected. The client's estimate forms an upper limit. The successful bidder is the one closest to the benchmark derived from the averaging calculation. (Barrell 1988).

A similar system was established in 1974 in Italy for



public sector construction. This system was developed due to the extremely high level of competition and concern that it was fueling claims and disputes. According to the Italian contractors' association, Associazione Nazionale Costruttori Edili (ANCE), the average bid system was effective in bringing prices up to a realistic level and in addressing pressures to make claims which had resulted from unrealistically low bidder prices. (Barrell 1988).

As described by ANCE, bids are accepted within a range of -5% to -30% (variable by contract) of the estimate; outside that range the bids are rejected. Acceptable bids are averaged and the bidder nearest to the average is accepted. If there are two bids equally close to the estimate, one above and the other below, the higher bid is accepted. (This is apparently to further reduce the potential for claims that the unrealistically low bidder prices generated). (Barrell 1988).

Involvement in the European Economic Community spelled the end of the system in 1978. However, according to ANCE, the Italian Government is currently attempting to have the system reinstated in a case before the EEC Court in Brussels. Also according to ANCE, there are other European countries interested in implementing the system. (Barrell 1988).

An averaging system was also apparently in operation in Iran, prior to the fall of the Shah, by which the highest and lowest prices were rejected and the successful bidder chosen





on the basis of closest proximity to the average of the remaining prices. A mean bid system has been tried in the private sector in the United States, but has not received widespread use. (Data regarding this award system were not available at the time of this study). Although unconfirmed, there have also apparently been instances where a mean system has been tried in Australia. (Barrell 1988).

In other countries in which research was carried out, organizations and individuals expressed almost universal skepticism or opposition to mean bidding systems. The point was made repeatedly that there is no justification for selection other than the lowest bidder, if pre-qualification of bidders is used. The point was also made that public accountability makes it difficult, if not impossible, to move to such a system. It was questioned whether a mean system would result in a significant increase in prices, as bidders adjusted their prices to try to find the mean point. It was also questioned whether the system would result in the development of efficient methods of construction and design alternatives, as the incentive to do so would be lost. (Barrell 1988).



## Chapter 3

### Background

The data gathered for this research are from the United States Navy, one of the largest owners of facilities in the world. The Naval Facilities Engineering Command (NAVFAC) is responsible for the engineering, construction, operation and maintenance of these facilities.

#### 3.1 Naval Facilities Engineering Command (NAVFAC)

The mission of NAVFAC is to acquire and maintain all the Navy's shore facilities. Their \$300 billion world-wide physical plant includes operational facilities for submarines, surface ships, and aircraft, as well as all the base support for personnel, industrial activities, logistics, and communications. It logically follows that NAVFAC is engaged in virtually every type of construction, including industrial, commercial, heavy, and residential. Few owners can claim that they have this diversity among all their project work. (Broadus 1991).

Although headquartered in Washington, DC, NAVFAC performs project conception, planning, procurement, construction and startup through seven regionally located Engineering Field Divisions (EFD's). Collectively, these EFD's are responsible for the Navy's facility construction and maintenance functions all over the world. Each EFD is assigned a geographic region of responsibility. All major



facility engineering and construction functions carried out at any of the Naval shore activities within a region fall under the jurisdiction of the assigned EFD.

The planning and design functions of a construction project are performed either in-house at the EFD or contracted out according to the workload and capabilities of the EFD. The construction functions are contracted out to private contractors through a formalized procurement process. The construction contract is administered by the EFD's field offices or Resident Officer in Charge of Construction (ROICC) which are located at most Navy shore activities. The ROICC is responsible for all aspects of contract administration including site inspection, submittal review, modifications, contractor payment verification, startup and turnover.

### 3.2 The Military Construction (MILCON) Program

Virtually all major capital improvements for the Navy are done through the MILCON Program, though all major construction is not exclusively restricted to that program. For example, normal operation and maintenance funds may be used for major repairs where facilities are being essentially replaced in kind or where major damages require immediate attention. Notwithstanding this exception, the bulk of the work, as well as the most complex and demanding projects, are in the MILCON Program.

The MILCON Program is funded annually by Congress as a





separate and distinct appropriation. Every Navy project over \$200,000 must be authorized and appropriated as a specific line item in an annual congressional budget. In brief, the process starts with requirements being identified at the local base level, or perhaps through addition of a new mission or weapons system requiring facilities at one or more selected locations. A project for construction is submitted up through the operational chain-of-command, with EFD assistance, to the Chief of Naval Operations. If it is validated and prioritized sufficiently, it will earn a spot within a five-year defense program.

When a project is within three years of its projected budget year, the planning process starts to further define the scope in preparation for design authorization. In some cases, "front end" planning studies are either conducted in-house or by architect-engineer (A-E) firms to further define the project. At approximately two years prior to the project funding year, the design of the project is officially authorized. At this time, an A-E firm is selected on the basis of qualifications, and a contract is negotiated to complete all plans and specifications for the project.

Once a project has reached the 35 percent design completion stage, it is ready to go into the Department of Defense and Presidential budgets for submission to Congress for hearings and eventual authorization and appropriation. Of course, many projects do not survive the entire budget



process. A project may be deferred to a later year by Defense Department budget analysts or eliminated completely by lack of support in one of four Congressional committees. Also, once the House and Senate Armed Services and Appropriations Committees joint recommendation becomes law, the authorization and appropriations bills come with a variety of "strings attached." These normally relate to the cost growth allowable and the maximum time in which the project must be started; however, there are no significant congressional constraints on project completion.

Even though the design completion reaches 35 percent and a project may be included in the President's budget, design activity normally continues while the budget considerations are under way. Frequently, by the time the Congressional budget is approved and funds apportioned, the design is complete and ready for advertising, bidding and award. As with any political process, projects are dropped and the authorization and appropriation bills are often late. Ideally, the Military Construction legislation is scheduled for passage prior to October 1st each year since that date serves as the start of the federal fiscal year. Once a bill becomes law, it is legal for the construction contract to be awarded for all or parts of the project. (Broadus 1991).

### 3.3 The Minor Construction Process

Commanding Officers of Navy shore activities are



authorized to spend up to \$200,000 for individual minor construction and repair contracts without Congressional approval. The process through which these projects are executed is much simpler than that of the MILCON Program. Specifically, the Commanding Officer decides which projects have priority, and those projects are funded up to the limit the activity's annual minor construction budget. The activity's local Public Works Center or department (depending on the size and location of the Navy shore activity) develops the conceptual planning for the project. Detailed engineering and design is performed either in-house or contracted out. After plans and specifications are completed, the project is ready for advertising, bidding and award. The EFD does not generally get involved in these station contracts; however it is available for guidance, if necessary.

### 3.4 Advertising, Bidding and Contract Award

Whether funded through the MILCON Program or funded as a station contract, once the plans and specifications for a project are completed and approved, the project is ready for advertising, bidding and award. These functions are generally carried out by the local contracts office at the Navy shore activity where the project is to be constructed.

In brief, the project is advertised for thirty days in the Commerce Business Daily, a monthly publication that lists



federal construction projects open for bidding. Private contractors submit sealed bids to the local contracts office through which the contract will be awarded. At the specified date and time, all sealed bids are opened and reviewed. The lowest bidder that is found to be responsive and responsible is awarded the construction contract. The ROICC is notified of the contract award and establishes a date and time to conduct a pre-construction briefing with the contractor and user of the facility.

The ROICC administers the construction contract through completion of the facility, ensures contract compliance and conducts turnover to the user.





## Chapter 4

### Methodology

In 1988 the Department of Defense and the Navy began its drive to embrace a new strategy of leadership called Total Quality Management (TQM) or Total Quality Leadership (TQL). The key elements to this management philosophy, are:

- There must be continuous improvement in all aspects of an organization.

- This improvement is the responsibility of all members of the organization.

- Data, statistical methods, and careful analysis are essential to gain the improvement.

- Ultimately, the customer determines the quality of both products and services.

The focus of TQM is on work processes--those repetitive steps that start with an input from a supplier and end with a product or service delivered to a customer. From this macro perspective, the suppliers and the customers are outside the organization. But within the macroprocesses are dozens and sometimes thousands of microprocesses that exist solely inside the organization. Both the supplier and the customer reside in other parts of the same organization. (Mumford 1991).

Dr. W. Edwards Deming, internationally renowned for his expertise in TQM, developed his Fourteen Points to guide



organizations as they implement total quality programs for the continuous improvement of operations, service quality and productivity. Dr. Deming's fourth point is "end the practice of awarding business on the basis of price tag alone" which usually leads to low service quality and predictable cost overruns. His recommendation is to shift the emphasis away from seeking the lowest bidder and to seek and initiate alternative means of procurement. Mean bid contract award potentially represents a vehicle for adopting this change.

#### 4.1 What to Measure

To conduct this study, it is necessary to compare the final price of a construction contract awarded by low bid to the average of all bids received for that project. This comparison will provide a means to evaluate the feasibility of awarding construction contracts by mean bid versus low bid. For the purposes of this research, the final price of a contract is the award price plus all additive and deductive changes, excluding customer requested changes. Customer requested changes are not considered because it is assumed that they are completely beyond the control of the contractor and represent changes in scope from the project as originally advertised and bid.

The rationale behind the comparison is that contracts awarded by low bid are fertile ground for the contractor who submitted an "insincere" bid to seek changes and drive up



costs. Conversely, a mean bid system should award contracts only to "sincere" bidders, lessening the chances for excessive changes. By comparing the final price to the average of all bids received, it is possible to see if it is economically feasible to award by mean bid.

#### 4.2 How to Measure

To conduct the comparison of final price to the average of all bids received, contract data were gathered from 55 Navy construction contracts. To ensure diversity, the data were gathered from a variety of sources: 30 contracts from the ROICC office at Naval Air Station Memphis, TN; 17 contracts from the EFD located in Charleston, SC (Southern Division, Naval Facilities Engineering Command); and 8 contracts from the EFD located in Philadelphia, PA (Northern Division, Naval Facilities Engineering Command). The value of the contracts varied in price from \$25,000 to \$15 million. Both the Military Construction (MILCON) Process and the Minor Construction Process are represented.

For each contract, the scale of offers indicating all bids received was collected, the Government estimate was determined, the award price (low bid) was identified, all change order data were carefully reviewed, and the final price was calculated. One shortcoming of the data collection is that the final prices of the contracts don't include costs incurred due to claims because such data were not available.



### 4.3 How to Analyze

Three methods of determining the mean bid were used in the analysis of the data. The first method was to simply determine the arithmetic average of all bids received for each contract. This method reflects the average of all bids regardless of the magnitudes of the bids.

The second method was to determine the arithmetic average of all bids excluding the high and low bids. This method refines the mean or benchmark value by excluding any stray bids that may contain errors thus pulling the average away from a realistic value.

The third method was to determine the arithmetic average of all bids falling within a range of 70% to 130% of the Government estimate. This method ensures that all bids are in line with the predicted cost of the contract. The shortcoming of this approach is that it assumes the Government estimate is accurate which is not always the case.

### 4.4 How to Prove Worth

Proving the worth of the analysis of the research is based on the following premise:

- (1) If the final price of the contract is HIGHER than the average of the bids received, an award based on mean bid IS supported.

(The assumption is that the mean bid award amount will be closer in value to the final price due to less changes, fewer





claims, and higher quality. i.e. BID = FINAL PRICE).

- (2) If the final price of the contract is LOWER than the average of the bids received, an award based on mean bid is NOT supported.

(The assumption is that even with changes, claims, etc., awarding the contract by low bid results in a final price that is lower than the average bid).

A strict interpretation of this method of analysis would mean that if the final prices of the contracts are higher than the average bids, it would be wise to award by mean bid. Conversely, if the final prices of the contracts are lower than the average bid, it would not be wise to award by such a method. However, as will be discussed in the conclusion of this report, such strict interpretation of these results may preclude the use of a potentially useful means of contract award.

#### 4.5 Possible Disadvantages

It can be argued that certain inherent disadvantages exist in the mean bid system. Full consideration must be given to these disadvantages prior to the implementation of such a system.

Disadvantage #1: Mean bid award may remove contractor incentive to develop more efficient construction methods. If a contractor is trying to develop a bid which will be awarded based on the average of all bids received, that contractor



would not be inclined to submit a bid based on an alternate, more efficient means of constructing the project. Rather than look for means to lower the bid which could potentially save the owner money, the contractor may only bid the project strictly as designed. Also, the contractor's incentive to make more profit by using a more efficient technique may be jeopardized.

Disadvantage #2: Mean bid award may simply start the project from a higher plateau from which to add costs. The phrase: "There's no such thing as a perfect set of plans and specs," is commonly heard in the construction industry. Consequently, even if the contractor bids sincerely on the project, it is likely that there will be some modifications to the contract. If the contract is awarded on mean bid, then the final price of the project may simply grow to higher proportions than if the contract were awarded by low bid. This fact alone could make the use of the mean bid award system in the public sector very difficult to justify.

Disadvantage #3: The mean bid award system may induce bidder collusion. It is possible that a group of contractors may collude with each other to determine where the average bid will lie. This type of collusion would probably be very rare.



## Chapter 5

### Presentation and Analysis of Data

The comparison of the final price of a construction contract to the average of all the bids received represents the heart of this research. The 55 Navy construction contracts studied represent a wide variety of contracts and should therefore be an adequate cross-section of federal construction contracting. As described in Chapter 4, the comparison was made using three approaches: (1) the Straight Average Method, (2) the High/Low Bids Excluded Method, and (3) the Government Estimate Range Method. The results of these approaches will be presented and analyzed below. Appendix A contains 55 data tables showing the pertinent data for each of the contracts and the tabular results of each of the three methods of analysis.

#### 5.1 The Straight Average Method

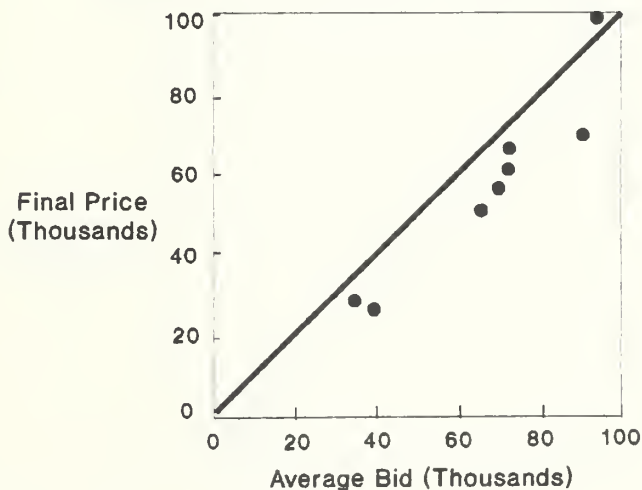
This approach involved determining the average bid value based on all bids received regardless of magnitude of the bids. Of the 55 contracts studied, only eight contracts support the mean bid technique. This is graphically portrayed in the following three graphs. Figure 5.1 shows those contracts whose bids ranged in value up to \$100,000; Figure 5.2 shows those contracts whose bids ranged in value from \$100,000 to \$1,000,000; and Figure 5.3 shows those



contracts whose bids ranged in value from \$1,000,000 to \$15,000,000.

The X-axis of the graphs represents the average bid and the Y-axis represents contract final price. The solid diagonal line through the graph represents the function,  $Y=X$ , or Final Price is equal to Average Bid. All data points above the line represent contracts whose final price is higher than the average bid (mean bid system IS supported). All data points below the line represent contracts whose final price is lower than the average bid (mean bid system NOT supported). This graphing technique is consistent through all three methods of analysis.

## Average Bid vs. Final Price (Bids: Up to \$100,000)



Straight Average Method

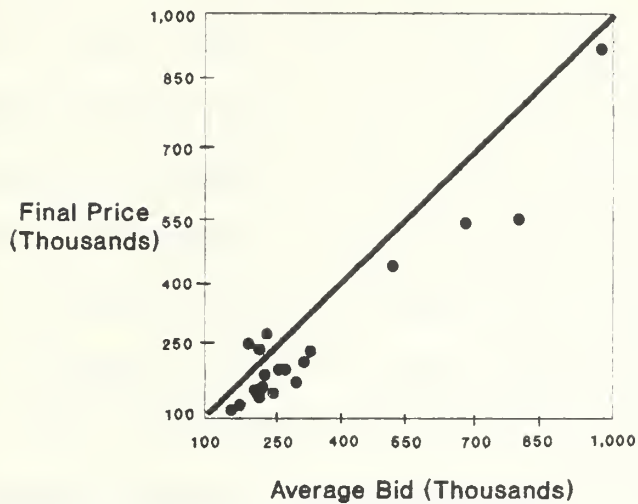
Figure 5.1





## Average Bid vs. Final Price

(Bids: \$100,000 to \$1,000,000)

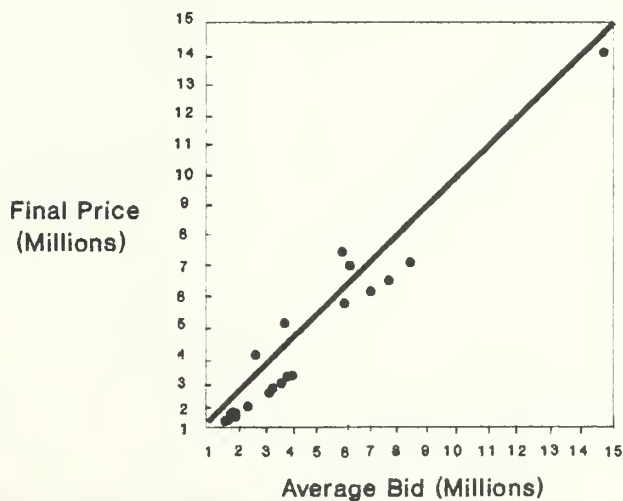


Straight Average Method

Figure 5.2

## Average Bid vs. Final Price

(Bids: \$1,000,000 to \$15,000,000)



Straight Average Method

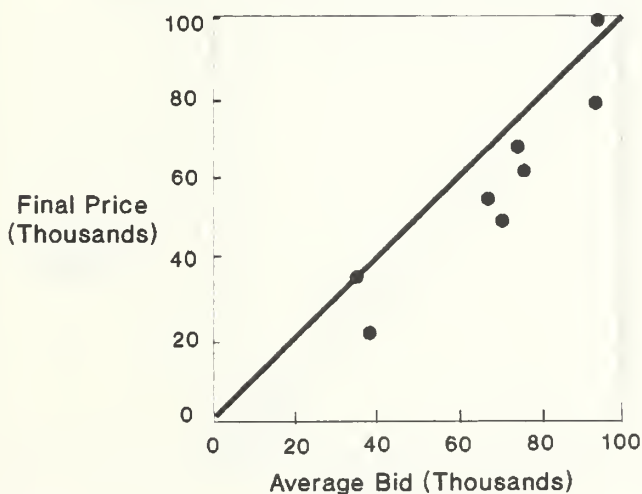
Figure 5.3



## 5.2 The High/Low Bids Excluded Method

This approach involved determining the average bid value excluding the highest and lowest bids. This refines the average in case there is a stray bid which is uncharacteristically high or low. Of the 55 contracts studied, only eight contracts support the mean bid technique. This is graphically portrayed in the following three graphs. Figure 5.4 shows those contracts whose bids ranged in value up to \$100,000; Figure 5.5 shows those contracts whose bids ranged in value from \$100,000 to \$1,000,000; and Figure 5.6 shows those contracts whose bids ranged in value from \$1,000,000 to \$15,000,000.

### Average Bid vs. Final Price (Bids: Up to \$100,000)



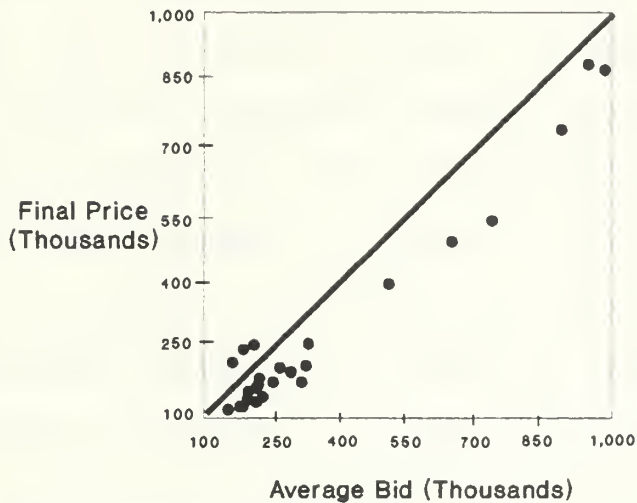
High/Low Bids Excluded Method

Figure 5.4



## Average Bid vs. Final Price

(Bids: \$100,000 to \$1,000,000)

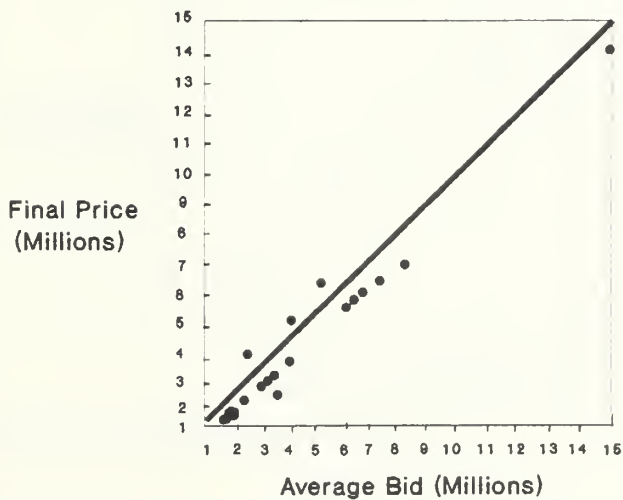


High/Low Bids Excluded Method

Figure 5.5

## Average Bid vs. Final Price

(Bids: \$1,000,000 to \$15,000,000)



High/Low Bids Excluded Method

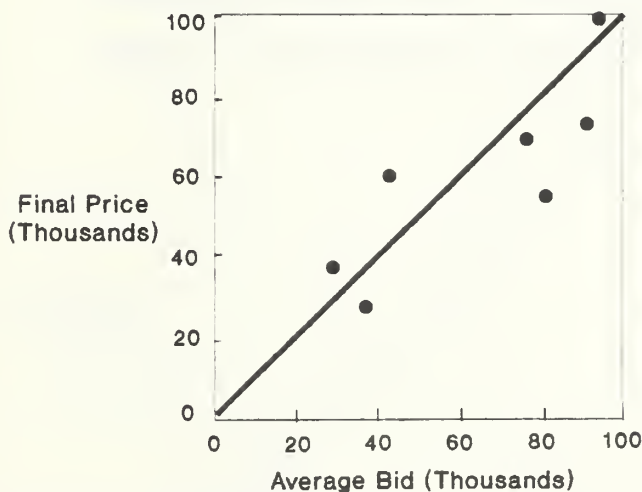
Figure 5.6



### 5.3 The Government Estimate Range Method

This approach involved determining the average of those bids within a range of 70% to 130% of the Government estimate. This further refines the mean to a predictable value. Of the 55 contracts studied, eleven contracts support the mean bid technique. This is graphically portrayed in the following three graphs. Figure 5.7 shows those contracts whose bids ranged in value up to \$100,000; Figure 5.8 shows those contracts whose bids ranged in value from \$100,000 to \$1,000,000; and Figure 5.9 shows those contracts whose bids ranged in value from \$1,000,000 to \$15,000,000.

#### Average Bid vs. Final Price (Bids: Up to \$100,000)



Government Estimate Range Method

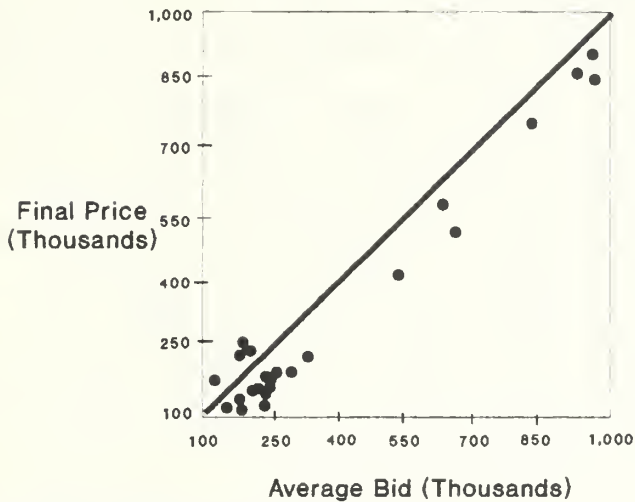
Figure 5.7





## Average Bid vs. Final Price

(Bids: \$100,000 to \$1,000,000)

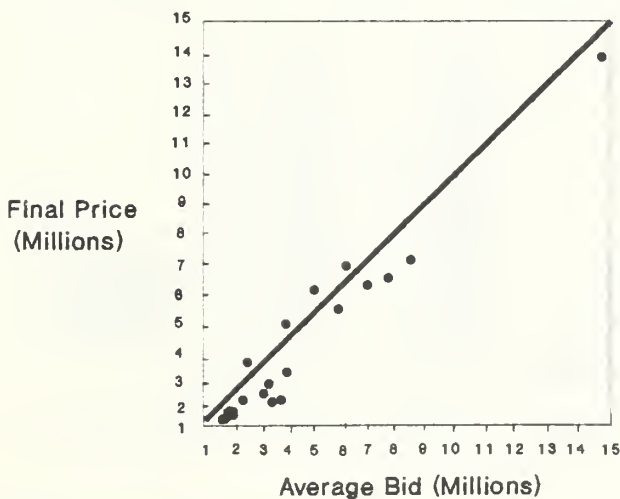


Government Estimate Range Method

Figure 5.8

## Average Bid vs. Final Price

(Bids: \$1,000,000 to \$15,000,000)



Government Estimate Range Method

Figure 5.9



## 5.4 Variation of Bids

After making the comparison and graphically showing how many contracts strictly support the premise of this research, it is important to determine how close in value the final prices of the contracts were to the average bids. Figure 5.10 portrays how the contracts supporting the mean bid system broke out in relation to their proximity of the final price to the mean bid. All three different methods of determining the mean bid value had similar results: the majority of the contracts' final price was within 1% to 20% of the average bid. Only five contracts fell outside this range.

**Variation of Average Bid to Final Price**  
**Contracts: Final Price > Average Bid**

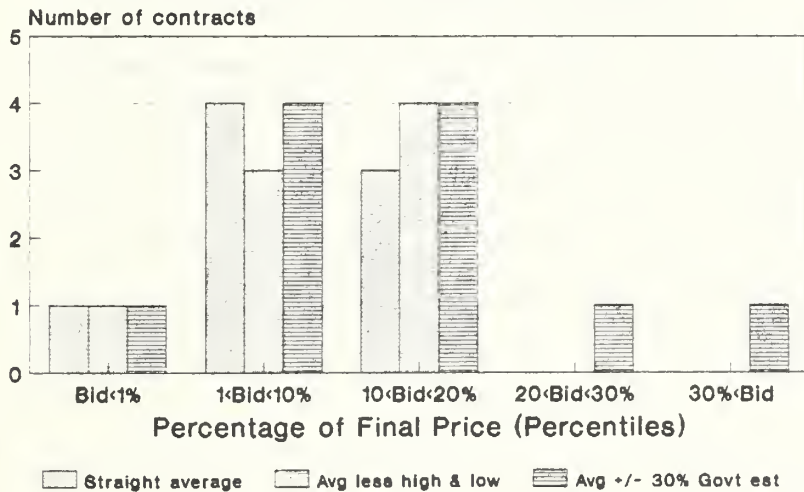


Figure 5.10



Similar results were found of those contracts that don't support the mean bid system: approximately one half of the contracts' final price was within 1% to 20% of the average bid. The majority of the remaining contracts had a final price between 20% and 60% of the average bid. Figure 5.11 indicates these results.

### Variation of Average Bid to Final Price Contracts: Final Price < Average Bid

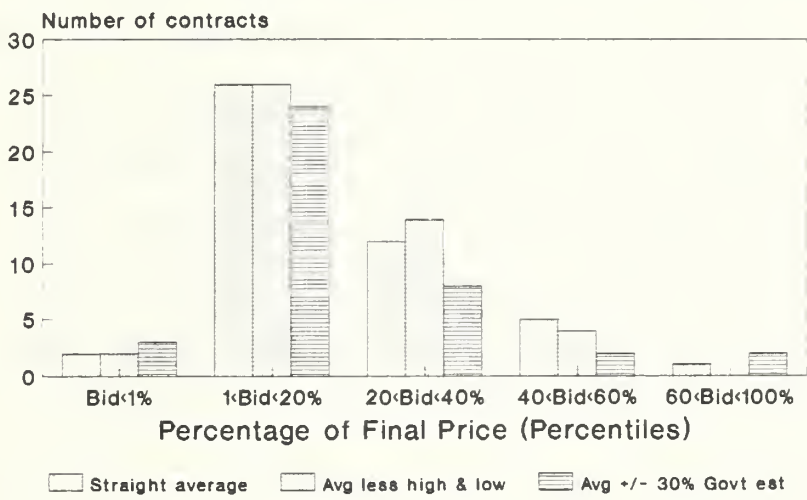


Figure 5.11



## Chapter 6

### Conclusions

The conclusions that can be drawn from this research are twofold. On the one hand, there are those conclusions which can be made based on a strict interpretation of the data. On the other hand, there are conclusions which may be drawn from a less rigorous interpretation of the data.

Strictly speaking, the results of the analysis of the data presented do not support a mean bid system. Of the 55 contracts, only eight contracts support a mean bid system under the Straight Average Method; only eight contracts support a mean bid system under the High/Low Bids Excluded Method; and eleven contracts support a mean bid system under the Government Estimate Range Method. Of those contracts in support, the majority of them had final prices within 20% of the average bid. This is not a tremendous savings considering that there will still be some change orders to add to the final price even under a mean bid system.

A less rigorous interpretation of the data may yield more support to a mean bid system. This research effort did not address some of the follow-on costs to the construction phase: claims and dispute resolution costs (if any), repair and warranty costs, and operations and maintenance costs. The final price of the 55 contracts was based only on the award price plus additive and deductive change orders





(excluding customer requested changes and scope changes). A more accurate final price to compare to the average bid would include some of these additional follow-on costs. Conducting a similar study with these data available to determine the final price could produce results in favor of a mean bid system.

The Total Quality Management philosophy which the Department of Defense and the Navy are diligently working to adopt stresses that business contracts should not be awarded on the basis of lowest price. In the public sector, this is a difficult idea to implement. As custodians of public funds, public officials and military leaders have the responsibility of obtaining the highest quality product at the lowest possible price--in other words, not wasting the public's money. However, the fundamental goal of TQM is to provide a better product that completely satisfies the customer. This means not only meeting initial costs goals, but also providing a facility that is easy to operate and maintain. Construction projects are complex by their nature; they are expensive and time consuming. Adopting TQM is a means of ensuring that projects produce high quality facilities that satisfy the customer. Using an award system similar to mean bid can put the federal Government one step closer to successfully implementing TQM.



## Chapter 7

### Recommendations for Further Study

This research effort could not address some of the follow-on costs to the construction phase of a project: claims and dispute resolution costs, repair and warranty costs, and operations and maintenance costs. Such data are critical to conduct the large scope research necessary to make the decision to implement a mean bid award system.

The current low bid award system has certain inherent shortcomings that do not agree with Total Quality Management philosophy. But before this system can be retired, an award system that fully meets the needs of the public and the federal Government must be determined. Whether such a system is based on mean bid, negotiated procurement, etc., is yet to be seen.

It is recommended that a large scale research effort that has access to all follow-on costs be executed in order to help determine an alternative to low bid award. However, it may take years to conduct such a study due to the data's complexity, especially if it's tied up in litigation.



## References

- Barrell, T., et al. 1988. Strategies for the Reduction of Claims and Disputes in the Construction Industry. Australian Construction Services, Department of Administrative Services.
- Broadbuss, J. A. 1991. Design Effectiveness in Construction: The Relationship Between the Inputs to the Design Process and Project Success. Ph.D. Dissertation to University of Texas, Austin, Texas.
- Mumford, R. E. 1991. "The 'Navy Way' Can Change." Proceedings Naval Review. Vol. 117/5/1/1,059. pp. 110-113. Naval Institute. Annapolis, MD.



**Appendix**  
**Contract Data Tables**





Contract Number: N62467-90-4543Project Title: Exterior Painting for Wherry Housing

Contract Source: ROICC NAS MemphisGovernment Estimate: 200,000

Filename: MFS1

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 267,799	Avg. Bid: 256,715	Avg. Bid: 211,763	Tot. Cost: 168,300

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported
Award: 168,300	Award: 168,300	Changes: No Changes

Bids:	433,880	Bids:	238,000
	361,000		232,065
	288,777		212,142
	238,000		208,307
	232,065		168,300
	212,142		
	208,307		
	168,300		



Contract Number:	N62467-85-C-0716	Project Title:	Barracks "A" School
Contract Source:	ROICC NAS Memphis	Government Estimate:	8,300,000
Filename:	MFS2		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 8,417,875	Avg. Bid: 8,393,839	Avg. Bid: 8,417,875	Tot. Cost: 8,081,200

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 8,025,000
Bids:	Bids:	Bids:	Changes:
8,979,000	8,692,000	8,979,000	P00002 (7,920)
8,692,000	8,675,187	8,692,000	P00003 6,581
8,675,187	8,599,227	8,675,187	P00004 2,818
8,599,227	8,366,000	8,599,227	P00005 10,233
8,366,000	8,168,284	8,366,000	P00007 (11,892)
8,168,284	8,160,174	8,168,284	P00008 3,456
8,160,174	8,096,000	8,160,174	P00009 55,616
8,096,000	8,025,000	8,096,000	P00010 10,119
8,025,000		8,025,000	P00011 (23,172)
			P00012 12,209
			P00013 3,307
			P00014 (5,155)



Contract Number:	N62467-87-C-0550	Project Title:	Chief Petty Officers' Club
Contract Source:	ROICC NAS Memphis	Government Estimate:	1,706,800
Filename:	MFS3		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 2,073,783	Avg. Bid: 2,075,138	Avg. Bid: 2,073,783	Tot. Cost: 1,953,073

Median Bid Not Supported		Award:	
Bids:	2,203,706 2,148,300 2,001,975 1,941,150	Bids:	2,203,706 2,148,300 2,001,975 1,941,150
Median Bid Not Supported		Changes:	
		P00001	3,000
		P00002	4,214
		P00003	1,734
		P00004	890
		P00005	989
		P00006	1,096



Contract Number: N62467-83-C-0762 Project Title: Aircraft Maintenance Hangar

Contract Source: ROICC NAS Memphis Government Estimate: 4,250,000

Filename: MFS4

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 3,746,681	Avg. Bid: 3,726,418	Avg. Bid: 3,746,681	Tot. Cost: 3,484,135
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 3,452,078
Bids:	Bids:	Bids:	Changes:
4,142,600	3,969,000	4,142,600	P00001 11,015
3,969,000	3,783,626	3,969,000	P00003 12,332
3,783,626	3,775,000	3,783,626	P00004 1,050
3,775,000	3,595,000	3,775,000	P00006 4,428
3,595,000	3,509,463	3,595,000	P00007 3,232
3,509,463		3,509,463	
3,452,078		3,452,078	





Contract Number:	N62467-82-C-0481	Project Title:	Applied Instruction Building
Contract Source:	ROICC NAS Memphis	Government Estimate:	940,000
Filename:	MFS5		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,049,644	Avg. Bid: 1,050,702	Avg. Bid: 1,049,644	Tot. Cost: 931,751

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported
Bids:	Bids:	Bids:
1,175,000	1,099,900	1,175,000
1,099,900	1,075,757	1,099,900
1,075,757	1,065,189	1,075,757
1,065,189	1,045,786	1,065,189
1,045,786	966,878	1,045,786
966,878		966,878
919,000		919,000
		Changes:
		P00001 4,000
		P00002 867
		P00003 1,740
		P00004 776
		P00006 3,908
		P00007 1,460



Contract Number: N62467-86-C-4669 Project Title: Install Chain Link Fence at Turnkey Housing

Contract Source: ROICC NAS Memphis Government Estimate: 89,400

Filename: MFS6

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 64,386	Avg. Bid: 67,383	Avg. Bid: 78,392	Tot. Cost: 52,400

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 52,400

Changes: No Changes

Bids: 88,793  
83,622  
71,319  
69,835  
59,740  
52,400  
24,990

Bids: 83,622  
71,319  
69,835  
59,740  
52,400

Bids: 88,793  
83,622  
71,319  
69,835



Contract Number:	N62467-86-C-4699	Project Title:	Replace Kitchen Cabinets in Conway Housing
Contract Source:	ROICC NAS Memphis	Government Estimate:	237,000
Filename:	MFS7		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 145,805	Avg. Bid: 143,657	Avg. Bid: 193,609	Tot. Cost: 107,300

Median Bid Not Supported

Bids: 224,492  
187,250  
169,085  
152,304  
149,499  
140,867  
136,731  
129,950  
129,520  
122,285  
119,076  
88,600

Median Bid Not Supported

Bids: 187,250  
169,085  
152,304  
149,499  
140,867  
136,731  
129,950  
129,520  
122,285  
119,076

Median Bid Not Supported

Bids: 224,492  
187,250  
169,085

Award: 107,300

Changes: No Changes



Contract Number:	N62467-87-C-0147	Project Title:	Arts/Crafts Hobby Shop
Contract Source:	ROI CC NAS Memphis	Government Estimate:	1,406,600
Filename:	MFS8		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,671,437	Avg. Bid: 1,664,876	Avg. Bid: 1,671,437	Tot. Cost: 1,636,794
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 1,623,888
Bids: 1,725,547 1,664,876 1,623,888	Bids: 1,664,876	Bids: 1,725,547 1,664,876 1,623,888	Changes: P00001 2,249 P00002 1,524 P00004 (586) P00005 328 P00006 357 P00007 6,197 P00009 435 P00010 2,402





Contract Number: N62467-87-C-4626 Project Title: Storm Doors and Windows for Conway Housing

Contract Source: ROICC NAS Memphis Government Estimate: 166,000

Filename: MFS9

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 115,705	Avg. Bid: 114,715	Avg. Bid: 149,436	Tot. Cost: 75,995

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 75,995

Changes: No Changes

Bids:	182,144	Bids:	176,000
	176,000		158,577
	158,577		156,831
	156,831		144,356
	144,356		141,000
	141,000		138,000
	138,000		137,507
	137,507		137,440
	137,440		122,500
	122,500		115,300
	115,300		115,267
	115,267		114,194
	114,194		113,945
	113,945		108,884
	108,884		106,584
	106,584		89,950
	106,584		87,005
	98,421		87,005
	87,005		85,792
	85,792		85,792
	97,444		97,083
	97,444		96,833
	97,083		
	96,833		

Bids:	182,144
	176,000
	158,577
	156,831
	144,356
	141,000
	138,000
	137,507
	137,440
	122,500
	115,300
	115,267
	114,194
	113,945
	108,884
	106,584
	89,950
	87,005
	85,792
	97,083
	96,833



Contract Number:	N62467-87-C-4631	Project Title:	C-Section Room at Naval Hospital
Contract Source:	ROICC NAS Memphis	Government Estimate:	155,000
Filename:	MFS10		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 177,599	Avg. Bid: 168,000	Avg. Bid: 158,638	Tot. Cost: 149,275

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 149,275
Bids: 215,523 168,000 149,275	Bids: 168,000	Bids: 168,000 149,275	Changes: No Changes



Contract Number: Project Title: Sidewalks, Gutters and Stormdrains for Conway Housing

Contract Source: ROICC NAS Memphis Government Estimate: 195,000

Filename: MFS11

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 194,948	Avg. Bid: 194,544	Avg. Bid: 194,544	Tot. Cost: 157,702

Median Bid Not Supported

Bids: 259,046  
244,217  
213,870  
212,000  
199,066  
194,875  
186,332  
173,082  
169,750  
157,702  
134,491

Median Bid Not Supported

Bids: 244,217  
213,870  
212,000  
199,066  
194,875  
186,332  
173,082  
169,750  
157,702

Median Bid Not Supported

Bids: 244,217  
213,870  
212,000  
199,066  
194,875  
186,332  
173,082  
169,750  
157,702

Award: 157,702

Changes: No Changes



Contract Number:	N62467-87-C-4657	Project Title:	Repair Pool Apron and Entrances, Bldg N-79
Contract Source:	ROICC NAS Memphis	Government Estimate:	110,000
Filename:	MFS12		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 167,763	Avg. Bid: 166,959	Avg. Bid: ----	Tot. Cost: 166,061

Median Bid Not Supported

Bids: 175,000  
167,378  
166,540  
162,135

Median Bid Not Supported

Bids: 167,378  
166,540

Award: 162,135

Bids: All bids outside of range.

P00002 3,926





Contract Number: N62467-88-C-4531 Project Title: Alterations/Repairs to Bldg 769

Contract Source: ROICC NAS Memphis Government Estimate: 213,000

Filename: MFS13

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 204,467	Avg. Bid: 192,331	Avg. Bid: 192,331	Tot. Cost: 142,119

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 142,119

Changes: No Changes

Bids: 339,632  
239,000  
198,769  
193,449  
175,858  
174,950  
171,962  
142,119

Bids: 239,000  
198,769  
193,449  
175,858  
174,950  
171,962

Bids: 239,000  
198,769  
193,449  
175,858  
174,950  
171,962



Contract Number: N62467-87-C-4684 Project Title: Alterations/Repairs to S-238

Contract Source: ROICC NAS Memphis Government Estimate: 251,400

Filename: MFS14

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 316,540	Avg. Bid: 313,180	Avg. Bid: 311,482	Tot. Cost: 229,600

Median Bid Not Supported

Bids: 357,000  
325,389  
319,390  
317,753  
314,662  
313,313  
302,000  
299,750  
299,600

Median Bid Not Supported

Bids: 325,389  
319,390  
317,753  
314,662  
313,313  
302,000  
299,750

Median Bid Not Supported

Bids: 325,389  
319,390  
317,753  
314,662  
313,313  
302,000  
299,750  
299,600

Award: 229,600

Changes: No Changes



Contract Number:	N62467-88-C-4612	Project Title:	Replace Roofs Bldgs 400, 403, 412, 414, & 429
Contract Source:	ROICC NAS Memphis	Government Estimate:	228,000
Filename:	MFS15		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 247,594	Avg. Bid: 253,500	Avg. Bid: 247,594	Tot. Cost: 206,000
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 206,000
Bids: 283,283 253,500 206,000	Bids: 253,500	Bids: 283,283 253,500 206,000	Changes: No Changes



Contract Number:	N62467-89-C-4517	Project Title:	Demo/Removal Bldgs S-39 & N-84
Contract Source:	ROICC NAS Memphis	Government Estimate:	Unknown
Filename:	MFS16		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 165,809	Avg. Bid: 144,283	Avg. Bid: 165,809	Tot. Cost: 168,500

Median Bid Supported	Median Bid Supported	Median Bid Supported	Award:
Bids:	Bids:	Bids:	Changes:
390,775	234,900	390,775	P00001 53,500
234,900	178,200	234,900	P00002 44,000
178,200	174,000	178,200	P00003 1,000
174,000	113,798	174,000	
113,798	92,000	113,798	
92,000	72,798	92,000	
72,798		72,798	
70,000		70,000	

(All bids accepted since Gov't estimate unknown)





Contract Number:	N62467-89-C-4533	Project Title:	Replace Water Dist. Lines at Mobile Home Park
Contract Source:	ROICC NAS Memphis	Government Estimate:	97,476
Filename:	MFS17		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 97,657	Avg. Bid: 98,229	Avg. Bid: 98,229	Tot. Cost: 100,637

Median Bid Supported	Median Bid Supported	Award:	69,680
Bids:	Bids:	Changes:	
131,938	119,770		
119,770	105,777		
105,777	99,949	P00002	29,457
99,949	99,250	P00003	1,500
99,250	94,949		
94,949	69,680		
69,680			
59,940			



Contract Number: N62467-90- N62467-90-C-4538 Project Title: Dakar Street Bridge Repairs

Contract Source: ROICC NAS Memphis Government Estimate: 37,165

Filename: MFS18

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 71,055	Avg. Bid: 67,197	Avg. Bid: 0	Tot. Cost: 58,485
Median Bid Not Supported	Median Bid Not Supported		
Bids: 95,200 69,250 67,340 65,000 58,485	Bids: 69,250 67,340 65,000	Bids: All bids outside of range	Award: 58,485 Changes: No Changes



Contract Number: N62467-89-C-4553 Project Title: Replace Furnaces and A/C in Capehart Housing

Contract Source: ROICC NAS Memphis Government Estimate: 660,000

Filename: MFS19

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 511,552	Avg. Bid: 502,918	Avg. Bid: 532,302	Tot. Cost: 464,206

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 418,000

Bids:	Bids:	Bids:	Changes:
708,715	598,500	708,715	P00002 20,824
598,500	569,500	598,500	P00003 30,462
569,500	526,491	569,500	P00004 2,307
526,491	523,920	526,491	P00005 (7,387)
523,920	512,712	523,920	
512,712	506,382	512,712	
506,382	487,940	506,382	
487,940	487,908	487,940	
487,908	467,000	487,908	
467,000	466,251	467,000	
466,251	458,989	466,251	
458,989	429,418	458,989	
429,418	418,000	429,418	
418,000		466,251	



Contract Number: N62467-90-C-4556 Project Title: Replace Roof Bldg 762

Contract Source: ROICC NAS Memphis Government Estimate: 45,000

Filename: MFS20

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 75,082	Avg. Bid: 76,852	Avg. Bid: 42,000	Tot. Cost: 63,114
Median Bid Not Supported	Median Bid Not Supported	Median Bid Supported	Award: 42,000
Bids: 102,855 80,850 79,500 70,205 42,000	Bids: 80,850 79,500 70,205	Bids: 42,000	Changes: P00002 21,114





Contract Number: N62467-90-C-4557 Project Title: Installation of Runway End Identification Lights

Contract Source: ROICC NAS Memphis Government Estimate: 38,000

Filename: MFS21

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 39,982	Avg. Bid: 37,653	Avg. Bid: 34,579	Tot. Cost: 26,352

Median Bid Not Supported

Bids: 67,300  
49,949  
42,420  
36,694  
32,400  
26,800  
24,310

Median Bid Not Supported

Bids: 49,949  
42,420  
36,694  
32,400  
26,800

Median Bid Not Supported

Bids: 42,420  
36,694  
32,400  
26,800

Award: 24,310

Changes: P00002 2,042



Contract Number: N62467-89-C-4560 Project Title: Repairs to Bldg 405

Contract Source: ROICC NAS Memphis Government Estimate: 200,000

Filename: MFS22

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 303,298	Avg. Bid: 293,830	Avg. Bid: 228,500	Tot. Cost: 211,051

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 207,000

Bids:	Bids:	Bids:	Changes:
428,000	322,000	250,000	P00002 2,554
322,000	309,491	207,000	P00003 1,497
309,491	250,000		
250,000			
207,000			



Contract Number:	N62467-89-C-4577	Project Title:	Emergency Vehicle Garage at Naval Hospital
Contract Source:	ROICC NAS Memphis	Government Estimate:	101,000
Filename:	MFS23		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 148,670	Avg. Bid: 147,561	Avg. Bid: 0	Tot. Cost: 140,395

Median Bid Not Supported

Bids: 164,000  
159,950  
142,849  
139,885  
136,665

Median Bid Not Supported

Bids: 159,950  
142,849  
139,885

Award: 136,665

Bids: All bids outside of range.

Changes:

P00002 3,730



Contract Number: N62467-89-C-4581 Project Title: Demo/Removal of Bldgs N-84 & S-60

Contract Source: ROICC NAS Memphis Government Estimate: Unknown

Filename: MFS24

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 151,503	Avg. Bid: 153,060	Avg. Bid: 0	Tot. Cost: 175,066
Median Bid Supported	Median Bid Supported		Award: 142,798
Bids: 158,650 153,060 142,798	Bids: 153,060 (All bids accepted since Gov't estimate unknown)	Bids: All bids outside of range.	Changes: P00002 32,268





Contract Number:	N62467-90-C-4517	Project Title:	Replace 34 Pole Mounted PCB Transformers
Contract Source:	ROICC NAS Memphis	Government Estimate:	92,000
Filename:	MFS25		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 93,914	Avg. Bid: 96,008	Avg. Bid: 93,914	Tot. Cost: 73,672

Median Bid Not Supported

Bids: 109,876  
109,715  
94,034  
84,275  
71,668

Median Bid Not Supported

Bids: 109,715  
94,034  
84,275

Median Bid Not Supported

Bids: 109,876  
109,715  
94,034  
84,275  
71,668

Award: 71,668

Changes: P00002 2,004



Contract Number:	N62467-90-C-4529	Project Title:	Replace Roof Bldg S-78
Contract Source:	ROICC NAS Memphis	Government Estimate:	115,000
Filename:	MFS26		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 181,948	Avg. Bid: 191,235	Avg. Bid: 181,948	Tot. Cost: 200,632
Median Bid Supported	Median Bid Supported	Median Bid Supported	Award: 191,235
Bids: 195,000 191,235 159,608	Bids: 191,235	Bids: 195,000 191,235 159,608	Changes: P00002 8,721 P00003 676



Contract Number: N62467-90-C-4572 Project Title: Repairs/Alterations to Bldg N-110

Contract Source: ROICC NAS Memphis Government Estimate: 230,000

Filename: MFS27

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 197,180	Avg. Bid: 200,200	Avg. Bid: 208,794	Tot. Cost: 184,924

Median Bid Not Supported

Bids: 243,169  
218,898  
214,000  
184,950  
182,953  
139,110

Median Bid Not Supported

Bids: 218,898  
214,000  
184,950  
182,953

Median Bid Not Supported

Bids: 243,169  
218,898  
214,000  
184,950  
182,953

Award: 182,953

Changes:

P00002 1,070  
P00003 (391)  
P00004 1,292



Contract Number: N62467-89-C-4509Project Title: Replace Underground Signal Cable

Contract Source: ROICC NAS MemphisGovernment Estimate: 130,000

Filename: MFS28

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 134,448	Avg. Bid: 132,084	Avg. Bid: 132,084	Tot. Cost: 83,000

Median Bid Not Supported

Bids: 219,000  
166,500  
166,257  
165,150  
149,890  
149,890  
134,755  
134,375  
134,375  
128,587  
127,000  
127,000  
121,744  
121,391  
121,391  
118,883  
118,883  
118,168  
118,168  
101,110  
101,110  
95,362  
95,362  
83,000

Median Bid Not Supported

Bids: 166,500  
166,257  
165,150  
149,890  
134,755  
134,375  
128,587  
127,000  
121,744  
121,391  
118,883  
118,168  
101,110  
95,362

Award: 83,000

Changes: No Changes





Contract Number:	N62467-90-C-4660	Project Title:	Expeditionary Airfield Equipment School
Contract Source:	ROICC NAS Memphis	Government Estimate:	128,000
Filename:	MFS29		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 160,353	Avg. Bid: 168,944	Avg. Bid: 119,224	Tot. Cost: 139,330

Median Bid Not Supported	Median Bid Not Supported	Median Bid Supported	Award: 142,371
Bids: 207,447 195,517 142,371 96,077	Bids: 195,517 142,371	Bids: 142,371 96,077	Changes: P00002 (3,041)







Contract Number: N62467-86-C-0729 Project Title: SIMA, NAVSTA Ingleside, TX

Contract Source: SOUTHDIV Government Estimate: 6,000,000

Filename: SODIV1

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
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Avg. Bid: 5,766,833			
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Avg. Bid: 5,768,750			
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Avg. Bid: 5,766,833			
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Tot. Cost: 5,613,536			
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Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 5,532,000

Bids: 5,994,000  
5,894,000  
5,845,000  
5,778,000  
5,558,000  
5,532,000

Bids: 5,894,000  
5,845,000  
5,778,000  
5,558,000

Bids: 5,994,000  
5,894,000  
5,845,000  
5,778,000  
5,558,000  
5,532,000

Changes:

P00002	357
P00003	20,385
P00004	1,105
P00006	2,020
P00007	2,867
P00008	13,267
P00009	10,703
P00010	5,188
P00011	3,076
P00012	5,113
P00013	3,828
P00014	(6,525)
P00017	1,785
P00018	1,090
P00019	3,130
P00020	23,084
P00021	2,663
P00022	(11,600)



Contract Number: N62467-86-C-0731Project Title: BEQ/Galley, NAVSTA Ingleside, TX

Contract Source: SOUTHDIVGovernment Estimate: 5,583,000

Filename: SODIV2

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
<div>Avg. Bid: 6,148,452</div>	<div>Avg. Bid: 6,176,945</div>	<div>Avg. Bid: 6,148,452</div>	<div>Tot. Cost: 6,150,480</div>
Median Bid Supported	Median Bid Not Supported	Median Bid Supported	
Bids:	Bids:	Bids:	Award: 5,998,000
6,500,000	6,420,375	6,500,000	
6,420,375	6,253,351	6,420,375	Changes:
6,253,351	6,200,000	6,253,351	P00003 5,500
6,200,000	6,013,000	6,200,000	P00004 1,250
6,013,000	5,998,000	6,013,000	P00005 15,000
5,998,000		5,998,000	P00006 10,273
5,654,436		5,654,436	P00008 (1,893)
			P00010 29,734
			P00011 2,357
			P00012 (3,633)
			P00013 7,099
			P00014 1,383
			P00015 25,000
			P00017 (3,422)
			P00018 3,254
			P00019 247
			P00020 2,551
			P00021 846
			P00022 34,476
			P00024 22,458





Contract Number:	N62467-86-C-0468	Project Title:	Medical/Dental Clinic, NAS Pensacola, FL
Contract Source:	SOUTHDIV	Government Estimate:	5,880,000
Filename:	SODIV3		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 6,585,335	Avg. Bid: 6,618,392	Avg. Bid: 6,585,335	Tot. Cost: 6,435,557

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award:
Bids:	Bids:	Bids:	Changes:
6,682,000	6,661,176	6,682,000	P00002 6,571
6,661,176	6,644,000	6,661,176	P00003 1,465
6,644,000	6,550,000	6,644,000	P00004 10,000
6,550,000		6,550,000	P00008 (367)
6,389,500		6,389,500	P00009 9,000
			P00010 11,190
			P00016 3,200
			P00017 548
			P00018 1,789
			P00021 614
			P00024 2,047



Contract Number: N62467-86-C-0266Project Title: Ammunition Overhaul Shop, NAVWEAPSTA, Charleston, SC

Contract Source: SOUTHDIVGovernment Estimate: 2,709,000

Filename: SODIV4

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 3,151,183	Avg. Bid: 3,183,826	Avg. Bid: 3,151,183	Tot. Cost: 2,894,082
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 2,834,150
Bids:	Bids:	Bids:	Changes:
3,305,000	3,279,500	3,305,000	P000016,067
3,279,500	3,242,300	3,279,500	P000025,122
3,242,300	3,190,000	3,242,300	P000031,687
3,190,000	3,106,800	3,190,000	P00006667
3,106,800	3,100,532	3,106,800	P000075,270
3,100,532	2,834,150	3,100,532	P000097,801
2,834,150		2,834,150	P0001012,239
			P000113,880
			P000123,081
			P00013778
			P00014785
			P000158,798
			P000173,757



Contract Number: N62467-86-C-0096

Project Title:

NAVMARRESCEN, Amarillo, TX

Contract Source: SOUTHDIV

Government Estimate:

2,720,000

Filename: SODIV5

Straight Average  
Method

Avg. Bid: 3,048,526

High/Low Bids  
Excluded Method

Avg. Bid: 2,962,068

Government Estimate  
Range Method

Avg. Bid: 3,048,526

Contract Final  
Price

Tot. Cost: 2,826,254

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award:

2,799,970

Bids:

3,470,000  
2,971,222  
2,952,913  
2,799,970

Bids:

2,971,222  
2,952,913

Bids:

3,470,000  
2,971,222  
2,952,913  
2,799,970

Changes:

P00002 (560)  
P00003 15,192  
P00004 3,306  
P00005 905  
P00006 1,793  
P00007 (4,026)  
P00008 1,090  
P00009 2,977  
P00013 158  
P00014 241  
P00015 3,037  
P00016 2,326  
P00017 (155)



Contract Number:	N62467-87-C-0011	Project Title:	Sewage & Indust. W/W Treat. Plant, NAVSTA Mayport, FL
Contract Source:	SOUTHDIV	Government Estimate:	2,450,000
Filename:	SODIV6		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 3,200,238	Avg. Bid: 3,172,312	Avg. Bid: 3,000,247	Tot. Cost: 2,903,117
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 2,795,955
Bids:	Bids:	Bids:	Changes:
3,800,000	3,550,000	3,126,478	P00001 10,000
3,550,000	3,231,908	3,044,000	P00002 9,847
3,231,908	3,219,000	3,039,800	P00003 (3,794)
3,219,000	3,126,478	2,995,000	P00004 3,389
3,126,478	3,044,000	2,795,955	P00005 (185)
3,044,000	3,039,800		P00006 19,077
3,039,800	2,995,000		P00007 22,825
2,995,000			P00008 (4,677)
2,795,955			P00009 6,535
			P00010 6,209
			P00012 1,797
			P00015 919
			P00016 35,220





Contract Number:	N62467-87-C-0093	Project Title:	Missile Magazines, NAVWPNSTA Charleston, SC
Contract Source:	SOUTHDIV	Government Estimate:	3,006,000
Filename:	SODIV7		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 2,905,820	Avg. Bid: 2,891,914	Avg. Bid: 2,905,820	Tot. Cost: 2,578,643

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 2,578,357
Bids: 3,275,000 3,227,692 2,775,049 2,673,000 2,578,357	Bids: 3,227,692 2,775,049 2,673,000	Bids: 3,275,000 3,227,692 2,775,049 2,673,000 2,578,357	Changes: P00005 286



Contract Number:	N62467-87-C-0270	Project Title:	Youth Center, NAS Pensacola, FL
Contract Source:	SOUTHDIV	Government Estimate:	1,437,000
Filename:	SODIV8		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,256,258	Avg. Bid: 1,247,316	Avg. Bid: 1,256,258	Tot. Cost: 1,233,061

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award:	Changes:
Bids:	Bids:	Bids:	1,206,000	
1,333,344	1,273,000	1,333,344		P00002 1,417
1,273,000	1,262,000	1,273,000		P00004 11,193
1,262,000	1,206,948	1,262,000		P00005 2,300
1,206,948		1,206,948		P00006 455
1,206,000		1,206,000		P00008 19,047
				P00009 1,082
				P00012 (8,433)



Contract Number:

N62467-83-C-0345

Project Title:

Aircraft Maint. Area Lighting, England AFB, LA

Contract Source:

SOUTHDIV

Government Estimate:

721,680

Filename:

SODIV9

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 918,032	Avg. Bid: 911,289	Avg. Bid: 840,641	Tot. Cost: 780,003

Median Bid Not Supported		Median Bid Not Supported	
Bids:		Bids:	
1,192,980	1,128,898	934,684	
1,128,898	1,000,000	931,000	
1,000,000	986,850	873,300	P00001 535
986,850	986,735	867,700	P00002 22,862
986,735	955,500	861,139	P00003 12,390
955,500	949,160	827,875	
949,160	934,684	800,000	
934,684	931,000	797,500	
931,000	873,300	769,000	
873,300	867,700	744,216	
867,700	861,139		
861,139	827,875		
827,875	800,000		
800,000	797,500		
797,500	769,000		
769,000	744,216		
744,216			
		Award: 744,216	
		Changes:	



Contract Number:	N62467-87-C-0183	Project Title:	Vanities, Siding & Patios Capehart Hsg, NAS Meridian, MS
Contract Source:	SOUTHDIV	Government Estimate:	1,610,500
Filename:	SODIV10		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,425,252	Avg. Bid: 1,407,280	Avg. Bid: 1,435,147	Tot. Cost: 1,034,499

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award:
Bids:	Bids:	Bids:	1,045,000
2,130,200	1,866,000	1,866,000	
1,866,000	1,717,673	1,717,673	
1,717,673	1,655,981	1,655,981	P00004 (5,805)
1,655,981	1,549,474	1,549,474	P00005 30,073
1,549,474	1,479,896	1,479,896	P00006 456
1,479,896	1,422,621	1,422,621	P00008 910
1,422,621	1,420,748	1,420,748	P00009 (40,000)
1,420,748	1,372,043	1,372,043	P00011 3,865
1,372,043	1,292,476	1,292,476	
1,292,476	1,237,500	1,237,500	
1,237,500	1,230,113	1,230,113	
1,230,113	1,213,400	1,213,400	
1,213,400	1,198,989	1,198,989	
1,198,989	1,045,000		
1,045,000			
971,921			





Contract Number:	N62467-87-C-0193	Project Title:	Electrical Ties to SCPSA, CNSYD, Charleston, SC
Contract Source:	SOUTHDIV	Government Estimate:	778,000
Filename:	SODIV11		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 987,767	Avg. Bid: 968,808	Avg. Bid: 966,487	Tot. Cost: 959,678

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 964,165
Bids: 1,030,329 968,808 964,165	Bids: 968,808	Bids: 968,808 964,165	Changes:
			P00002 10,000
			P00003 (87,415)
			P00004 (2,500)
			P00005 (12,293)
			P00006 13,750
			P00007 17,581
			P00008 (619)
			P00009 7,871
			P00012 20,000
			P00013 2,989
			P00015 5,163
			P00016 23,000
			P00017 (2,014)



Contract Number:

N62467-87-C-0006

Project Title:

Pier Alterations, NAS Pensacola, FL

Contract Source:

SOUTHDIV

Government Estimate:

12,800,000

Filename:

SODIV12

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 15,593,836	Avg. Bid: 15,717,690	Avg. Bid: 15,593,836	Tot. Cost: 14,369,456
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 13,764,798
Bids:	Bids:	Bids:	Changes:
16,555,895	16,268,000	16,555,895	P00003 19,334
16,268,000	16,250,331	16,268,000	P00004 6,361
16,250,331	16,145,000	16,250,331	P00005 2,690
16,145,000	15,766,000	16,145,000	P00006 10,602
15,766,000	15,712,000	15,766,000	P00007 1,667
15,712,000	15,579,000	15,712,000	P00008 4,667
15,579,000	14,303,500	15,579,000	P00011 10,040
14,303,500		14,303,500	P00012 8,459
13,764,798		13,764,798	P00013 5,007
			P00015 4,170
			P00017 3,956
			P00020 40,000
			P00021 1,170
			P00022 7,316
			P00023 1,171
			P00025 41,710
			P00026 (771)
			P00027 6,449



Changes (continued):	
P00028	45,000
P00029	8,871
P00030	251,000
P00031	2,781
P00032	18,086
P00033	29,896
P00034	4,326
P00035	3,126
P00036	40,801
P00038	26,773



Contract Number:	N62467-86-C-0602	Project Title:	Reserve Center Addition, AFRC, Greensboro, NC
Contract Source:	SOUTHDIV	Government Estimate:	954,000
Filename:	SODIV13		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,348,500	Avg. Bid: 1,214,500	Avg. Bid: 1,029,500	Tot. Cost: 976,059

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 965,000
Bids: 2,000,000 1,335,000 1,094,000 965,000	Bids: 1,335,000 1,094,000	Bids: 1,094,000 965,000	Changes: P00002 3,360 P00004 5,059 P00006 1,481 P00008 1,340 P00010 310 P00011 400 P00012 827 P00014 (818) P00016 (900)





Contract Number:	N62467-86-C-0089	Project Title:	Aircraft Engine Shop Addition, NAS Jacksonville, FL
Contract Source:	SOUTH DIV	Government Estimate:	4,000,000
Filename:	SODIV14		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
<div>Avg. Bid: 4,102,333</div>	<div>Avg. Bid: 4,094,000</div>	<div>Avg. Bid: 4,102,333</div>	<div>Tot. Cost: 4,168,134</div>
Median Bid Supported	Median Bid Supported	Median Bid Supported	Award: 4,094,000
Bids:	Bids:	Bids:	Changes:
4,119,000	4,094,000	4,119,000	P00001 1,792
4,094,000		4,094,000	P00002 2,690
4,094,000		4,094,000	P00005 2,123
			P00007 10,970
			P00009 5,121
			P00010 4,710
			P00012 784
			P00013 12,725
			P00016 19,150
			P00017 3,235
			P00018 2,154
			P00021 1,321
			P00023 (7,984)
			P00025 2,000
			P00026 604
			P00027 6,493
			P00028 5,187
			P00030 1,059



Contract Number: N62467-85-C-0447 Project Title: Replace Golf Clubhouse, NAS Corpus Christi, TX

Contract Source: SOUTHDIV Government Estimate: 567,540

Filename: SODIV15

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 668,345	Avg. Bid: 655,467	Avg. Bid: 640,475	Tot. Cost: 597,585
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 595,500
Bids: 779,825 663,000 653,400 650,000 595,500	Bids: 663,000 653,400 650,000	Bids: 663,000 653,400 650,000 595,500	Changes: P00001 926 P00003 1,118 P00004 (6,872) P00006 6,113 P00007 800



Contract Number:	N62467-85-C-0152	Project Title:	Power Plant Mods, CNSYD, Charleston, SC
Contract Source:	SOUTHDIV	Government Estimate:	2,670,000
Filename:	SODIV16		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 2,789,500	Avg. Bid: 2,840,500	Avg. Bid: 2,789,500	Tot. Cost: 3,000,565

Median Bid Supported		Median Bid Supported		Award:	2,720,000
Bids:	3,038,000 2,961,000 2,720,000 2,439,000	Bids:	3,038,000 2,961,000 2,720,000 2,439,000	Changes:	
				P00001	29,741
				P00002	68,153
				P00003	5,030
				P00004	6,912
				P00005	25,337
				P00006	21,179
				P00007	23,997
				P00008	80,000
				P00011	1,646
				P00013	4,000
				P00014	1,067
				P00016	13,503



Contract Number:

N62467-84-C-0240

Project Title:

C-9 Maintenance Hangar, NAS Atlanta, GA

Contract Source:

SOUTHDIV

Government Estimate:

5,100,000

Filename:

SODIV17

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
<div> <div>Avg. Bid:</div> <div>5,920,423</div> </div>	<div> <div>Avg. Bid:</div> <div>5,338,000</div> </div>	<div> <div>Avg. Bid:</div> <div>5,286,667</div> </div>	<div> <div>Tot. Cost:</div> <div>6,327,045</div> </div>
Median Bid Supported	Median Bid Supported	Median Bid Supported	Award: 5,328,000
<div>Bids:</div> <div>7,821,690</div> <div>5,348,000</div> <div>5,328,000</div> <div>5,184,000</div>	<div>Bids:</div> <div>5,348,000</div> <div>5,328,000</div>	<div>Bids:</div> <div>5,348,000</div> <div>5,328,000</div> <div>5,184,000</div>	<div>Changes:</div> <div>P00002 1,900</div> <div>P00003 3,810</div> <div>P00005 4,549</div> <div>P00006 5,626</div> <div>P00007 1,350</div> <div>P00010 4,757</div> <div>P00011 3,000</div> <div>P00012 3,500</div> <div>P00013 10,801</div> <div>P00014 7,000</div> <div>P00015 23,095</div> <div>P00016 2,322</div> <div>P00017 2,971</div> <div>P00019 1,238</div> <div>P00020 2,465</div> <div>P00021 765</div> <div>P00022 1,160</div> <div>P00024 11,696</div>





Changes (continued):

P00025	1,515
P00026	3,981
P00027	4,096
P00030	7,732
P00032	802
P00033	(2,900)
P00034	(7,000)
P00036	(1,800)
P00037	614
P00038	900,000



Contract Number: N62472-87-C-0457 Project Title: Repair Roofs, NAVRESCEN Quincy, MA

Contract Source: NORTHDIV Government Estimate: 110,000

Filename: NODIV1

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 163,679	Avg. Bid: 154,078	Avg. Bid: 136,527	Tot. Cost: 129,760

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 129,760

Bids: 236,000  
168,800  
159,600  
144,620  
143,293  
129,760

Bids: 168,800  
159,600  
144,620  
143,293

Bids: 143,293  
129,760

Changes: No Changes



Contract Number: N62472-87-C-0079 Project Title: 100 Navy Family Housing Units, Ballston Spa, NY

Contract Source: NORTHDIV Government Estimate: 7,000,000

Filename: NODIV2

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 7,575,333	Avg. Bid: 7,245,000	Avg. Bid: 7,575,333	Tot. Cost: 6,866,919
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 6,850,000
Bids: 6,850,000 7,245,000 8,631,000	Bids: 7,245,000	Bids: 6,850,000 7,245,000 8,631,000	Changes: P00001 21,671 P00004 (4,752)



Contract Source: NORTHDIV Government Estimate: 158,316

Filename: NODIV3

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 242,774	Avg. Bid: 215,256	Avg. Bid: 195,451	Tot. Cost: 206,109
Median Bid Not Supported	Median Bid Not Supported	Median Bid Supported	Award: 194,901
Bids: 373,200 240,087 209,680 196,000 194,901	Bids: 240,087 209,680 196,000	Bids: 196,000 194,901	Changes: P00005 6,144 P00006 1,316 P00007 299 P00008 673 P00009 2,776





Contract Number:	N62472-84-C-0524	Project Title:	Marine Training Facility, NAS South Weymouth, MA
Contract Source:	NORTHDIV	Government Estimate:	1,093,000
Filename:	NODIV4		

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
<div>Avg. Bid: 1,108,993</div>	<div>Avg. Bid: 1,123,921</div>	<div>Avg. Bid: 1,108,993</div>	<div>Tot. Cost: 1,102,936</div>

Median Bid Not Supported	Median Bid Not Supported	Award:	984,995
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Bids:	1,287,000	Bids:	1,287,000	Changes:	P00001	10,756
	1,250,000		1,250,000		P00002	7,000
	1,215,858		1,215,858		P00004	8,104
	1,111,950		1,111,950		P00005	25,424
	1,093,000		1,093,000		P00006	5,095
	1,087,721		1,087,721		P00007	3,239
	984,995		984,995		P00008	4,268
	841,417		841,417		P00009	2,047
					P00010	14,767
					P00012	32,768
					P00013	4,473



Contract Number: N62472-89-C-0421 Project Title: Lifesaving Equipment, NAVSTA Philadelphia, PA

Contract Source: NORTHDIV Government Estimate: 527,000

Filename: NODIV5

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 791,949	Avg. Bid: 764,187	Avg. Bid: 631,128	Tot. Cost: 629,000

Median Bid Not Supported	Median Bid Not Supported	Award: 629,000	Changes: No Changes
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Bids:	Bids:	Bids:
1,182,000	1,177,710	647,513
1,177,710	784,900	629,000
784,900	776,191	624,000
776,191	776,191	624,000
776,191	697,989	
697,989	647,513	
647,513	629,000	
629,000	624,000	
624,000		
624,000		



Contract Number: N62472-86-C-0073 Project Title: Elec. Metering, Def. Fuel Sup. Dep., Melville, RI

Contract Source: NORTHDIV Government Estimate: 27,000

Filename: NODIV6

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 37,223	Avg. Bid: 36,000	Avg. Bid: 32,225	Tot. Cost: 36,000

Median Bid Not Supported

Median Bid Supported

Median Bid Supported

Award: 36,000

Bids: 43,445  
36,000  
32,225

Bids: 36,000

Bids: 32,225

Changes: No Changes



Contract Source: NORTHDIV Government Estimate: 849,369

Filename: NODIV7

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,020,645	Avg. Bid: 987,887	Avg. Bid: 933,467	Tot. Cost: 920,340
Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 879,047
Bids: 1,195,000 987,887 879,047	Bids: 987,887	Bids: 987,887 879,047	Changes: P00004 26,000 P00005 19,759 P00006 (4,466)





Contract Number:

N62472-88-C-0480

Project Title:

Repairs/Alts to Admin Spaces, DCASMA, Garden City, NJ

Contract Source:

NORTHDIV

Government Estimate:

884,121

Filename:

NODIV8

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,168,101	Avg. Bid: 1,103,673	Avg. Bid: 979,874	Tot. Cost: 897,100

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported
Bids:	Bids:	Bids:
2,540,050	1,316,000	1,147,300
1,316,000	1,285,030	1,087,111
1,285,030	1,277,000	1,080,000
1,277,000	1,235,000	1,075,000
1,235,000	1,219,000	1,027,000
1,219,000	1,195,000	985,000
1,195,000	1,160,000	864,000
1,160,000	1,147,300	859,330
1,147,300	1,087,111	847,000
1,087,111	1,080,000	827,000
1,080,000	1,075,000	
1,075,000	1,027,000	
1,027,000	985,000	
985,000	864,000	
864,000	859,330	
859,330	847,000	
847,000		
827,000		
		Changes:
		P00002 45,200
		P00003 24,900







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contract award by mean  
bid.

Thesis

T217 Taylor

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bid.



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